

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>Concord Rd & Eppingham Dr RAB</u>
Code:	<u>n/a</u>
Parcel:	<u>3</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Robert G. Glenn and Marilyn L. Glenn, Husband and Wife, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to the **BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY**, the Grantee, for and in consideration of the sum of Thirty Six Thousand Three Hundred and 0/100 Dollars (\$36,300.00) (of which said sum \$14,550.00 represents land and improvements acquired and \$21,750.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

Interests in land acquired by Board of
County Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd St.,
Lafayette, IN 47901

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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this _____ day of _____, 2022.

<u>Robert G. Glenn</u> (Seal)	<u>Marilyn L. Glenn</u> (Seal)
Signature	Signature
<u>Robert G. Glenn, Husband</u>	<u>Marilyn L. Glenn, Wife</u>
Printed Name	Printed Name

STATE OF: Indiana :
COUNTY OF Tippecanoe : SS:

Before me, a Notary Public in and for said State and County, personally appeared
Robert G. Glenn and Marilyn L. Glenn, Husband and Wife, the Grantor(s) in the above conveyance, and acknowledged the
execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any
representations contained therein are true.

Witness my hand and Notarial Seal this 15th day of September, 2022.

Signature Jennifer German
Printed Name Jennifer German
My Commission expires 7/30/25
I am a resident of Carroll County.



EXHIBIT "A"

Project: Concord Road & Eppingham Drive Roundabout
Parcel: 3 FEE SIMPLE
Key #: 79-11-10-377-023.000-031

Sheet 1 of 1

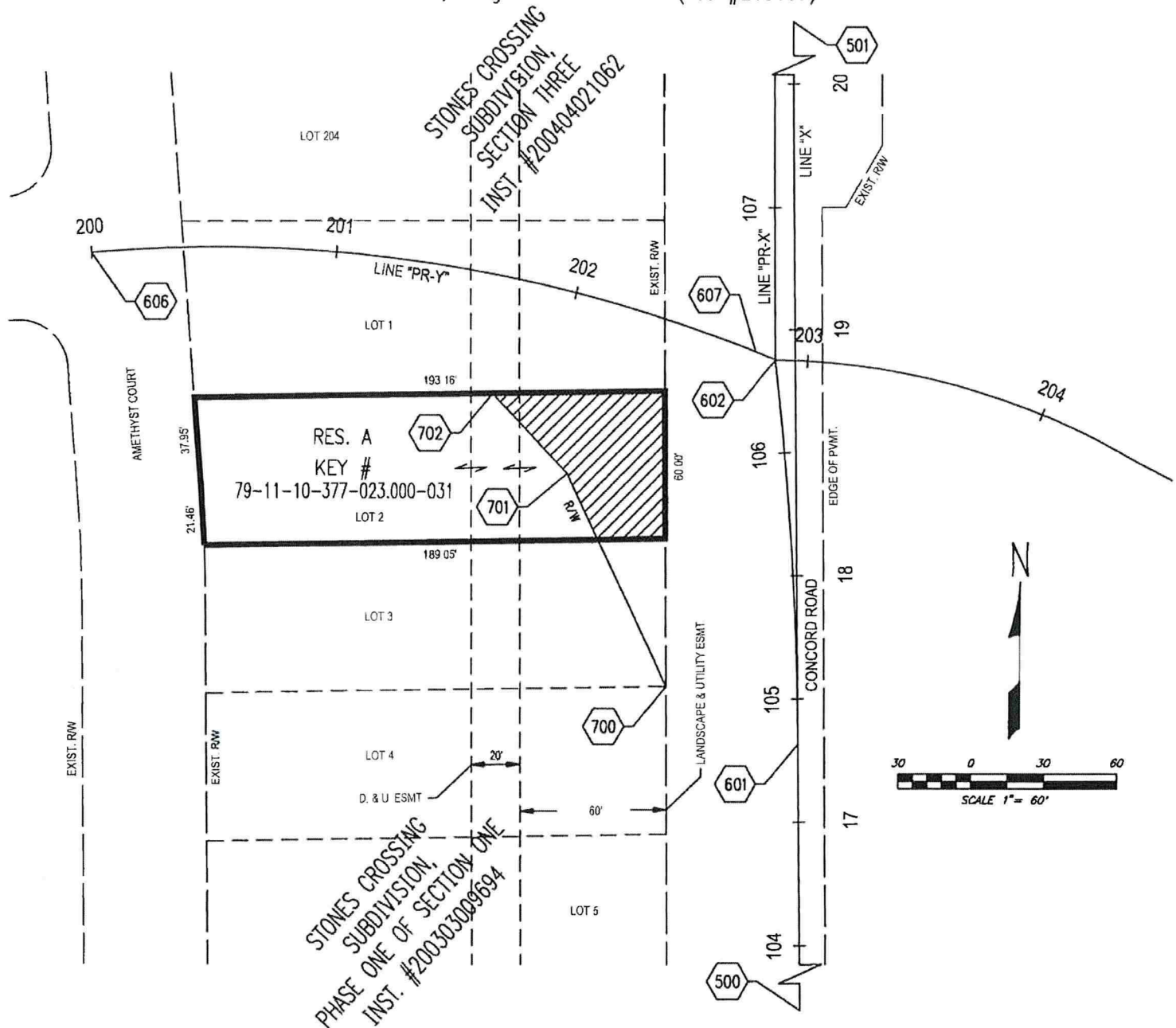
A part of Lot 2 in Stones Crossing Subdivision, Phase One of Section One, a subdivision in the Southwest Quarter of Section 10, and the Northwest Quarter of Section 15, all in Township 22 North, Range 4 West, the plat of which subdivision is recorded as Instrument #03009694, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said lot; thence South 89 degrees 03 minutes 11 seconds West 27.95 feet along the south line of said lot; thence North 25 degrees 40 minutes 53 seconds West 29.70 feet to point "701" designated on said plat; thence North 43 degrees 27 minutes 46 seconds West 44.80 feet to point "702" designated on said plat, which point is on the north line of said lot; thence North 89 degrees 03 minutes 11 seconds East 70.95 feet along said north line to the northeast corner of said lot; thence South 0 degrees 39 minutes 24 seconds East 60.00 feet along the east line of said lot to the point of beginning and containing 2,764 square feet, more or less.

This description was prepared for the Board of County Commissioners of Tippecanoe County, Indiana by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 06/23/2022
Dewey L. Witte Date
Indiana Registered Land Surveyor
License Number LS29800022



Prepared for the Board of County Commissioners of Tippecanoe County, Indiana by
Beam, Longest & Neff L.L.C. (Job #210097)



HATCHED AREA IS THE APPROXIMATE TAKING

INSTRUMENT #202121011849, DATED 05-20-2021

Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
500 501	SEE ROUTE SURVEY, INSTRUMENT #2022222010761					
601	PR-X	104+81.73	0.00		176712.5464	799386.1828
602	PR-X	106+38.01	0.00		176868.4120	799375.8039
606	PR-Y	200+00.00	0.00		176911.6958	799095.0223
607	PR-Y	202+77.99	0.00		176871.7977	799367.6328
700	PR-X	105+06.80	53.93	Lt.	176735.9356	799331.7129
701	PR-X	106+00.00	90.00	Lt.	176822.2374	799290.2130
702	PR-Y	201+75.00	47.57	Rt.	176854.7553	799259.3949

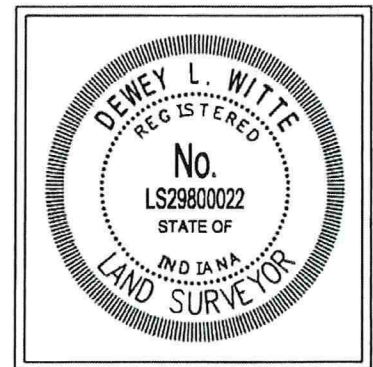
Stations and Offsets are to control over both North and
East Coordinates and Bearings and Distances.

Note: Line "X" is a Control Line and Lines "PR-X" and "PR-Y" are Paper Relocation Lines.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2022222010761 in the Office of the Recorder of Tippecanoe County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).

Dewey L. Witte 06/23/2022
Dewey L. Witte Date
Registered Land Surveyor No. LS29800022
State of Indiana



OWNER: GLENN, ROBERT G. ET UX.

PARCEL: 3

PROJECT: 210097

ROAD: CONCORD ROAD

COUNTY: TIPPECANOE

SECTION: 10

TOWNSHIP: 22 N.

RANGE: 4 W.

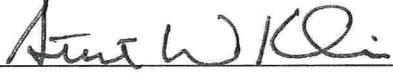
DRAWN BY: M.J. DORSCH 06-13-2022

CHECKED BY: D.L. WITTE 06-13-2022

BLN
BEAM-LONGEST-NEFF

8320 Craig St. Indianapolis, Indiana 46250
Telephone: (317) 849-5832
www.b-l-n.com

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Mason
Attorneys at Law, 200 Ferry Street, Suite C, Lafayette, IN 47901

The attached **Warranty Deed – Parcel 3 (Concord & Eppingahm Roundabout Project)**
is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe
in the State of Indiana, on this 7 day of November , 2022

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor